



**Lewiston Urban Renewal Agency  
REGULAR MEETING AGENDA  
January 13, 2026 - 12:00 PM  
Lewiston City Hall – Back Conference Room – 1134 F Street  
Lewiston, Idaho 83501**

Seating will be available on a first-come, first-served basis.

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**I. CALL TO ORDER**

**II. CITIZEN COMMENTS**

An opportunity for citizens to address the Agency. Citizens are asked to limit their time to three (3) minutes each. Comments and questions can be made by: 1) attending in-person; 2) emailing comments and questions prior to the start of the meeting to [sgrow@cityoflewiston.org](mailto:sgrow@cityoflewiston.org) or [dortiz@cityoflewiston.org](mailto:dortiz@cityoflewiston.org); 3) mailing written comments prior to the start of the meeting to Katie Hollingshead, PO Box 617, Lewiston ID 83501; or 4) calling 208-746-1318 x 7265 and leaving a message. Your comments will then be forwarded to the Urban Renewal Agency.

**III. ACTIVE AGENDA**

- A. ELECTION AND CHAIR AND VICE CHAIR FOR 2026 (ACTION ITEM):  
THE CHAIRPERSON AND VICE-CHAIRPERSON SHALL BE ELECTED ANNUALLY BY THE AGENCY AT THE FIRST REGULAR ANNUAL MEETING OF THE AGENCY PURSUANT TO ARTICLE 5 OF THE URBAN RENEWAL AGENCY BYLAWS.**
- B. SIGNATORIES FOR URBAN RENEWAL AGENCY BANK ACCOUNTS (ACTION ITEM):  
REMOVAL OF PREVIOUS CHAIR AND SIGNER FROM BANNER BANK, TWIN RIVER BANK AND IDAHO STATE TREASURER'S POOL URBAN RENEWAL ACCOUNTS AND ADDING THE 2026 CHAIR AS SIGNER TO THE SAME.**
- C. APPROVAL OF DECEMBER 9, 2025 MEETING MINUTES (ACTION ITEM)**
- D. APPROVAL OF INVOICES (ACTION ITEM):  
1. O'SULLIVAN LEGAL PLLC, LEGAL SERVICES, DECEMBER 2025, \$236.00  
2. CITY OF LEWISTON REIMBURSEMENT REQUEST FOR EAST ORCHARDS SEWER PHASE 3 CONSTRUCTION PROJECT, \$194,164.78 FOR M.L. ALBRIGHT**
- E. REVIEW OF FINANCIAL SUMMARIES (INFORMATION ITEM)  
1. NOVEMBER 2025  
2. DECEMBER 2025**

**IV. STAFF - BOARD COMMUNICATIONS**

- A. BOARD MEMBER COMMENTS**
- B. STAFF COMMENTS**

**1. SOLICITATION OF BOARD MEMBERS TO ATTEND THE NEXT REGULARLY SCHEDULED MEETING OF FEBRUARY 10, 2026 (DRAFT ANNUAL REPORT REVIEW).**

V. **ADJOURNMENT** - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

BYLAWS OF  
THE URBAN RENEWAL AGENCY  
OF THE CITY OF LEWISTON, IDAHO

ARTICLE 1  
PUBLIC CORPORATION

The Urban Renewal Agency of the City of Lewiston, Idaho (Agency), is an independent public body, corporate and politic created pursuant to Title 50 Chapter 20 Idaho Code (the Act) and Resolution 99-75 of the City of Lewiston passed on October 18, 1999. These Bylaws are subject to any limitation contained herein.

ARTICLE 2  
NON LIABILITY OF COMMISSIONERS

The private property of the commissioners shall be exempt from execution or other liability from any debts of the Agency and no commissioners shall be liable or responsible for any debts or liabilities of the Agency.

ARTICLE 3  
COMMISSIONERS

Section A. General Powers. The business and affairs of the Agency shall be managed by the board of commissioners which shall exercise all of the powers of the Agency.

Section B. Compensation. Commissioners shall serve without compensation but commissioners shall be entitled to out-of-pocket costs and compensation for their services for projects carried out by the agency.

Section C. Membership. The Agency membership shall consist of representation as follows:

1. An elected official from the Lewiston City Council;
2. An elected official from the Nez Perce County Commission;
3. An elected official from the Port of Lewiston;
4. An official from Valley Vision;
5. Three at large members from the community.

The at large members of the commission shall be appointed by the Lewiston City Council, the remaining members shall be nominated by their respective bodies and appointed by the Lewiston City Council.

An elected official may designate an alternate who may participate as a voting member if qualified as an elected official identified in C 1, 2 & 3 above and so identified by the elected body as an appointed alternate.

Section D. Term of Office. Members of respective governing bodies shall hold office only during their respective terms of office. The representative of Valley Vision and the at large members shall serve terms of four years and may be reappointed.

ARTICLE 4  
MEETINGS OF THE COMMISSIONERS

Section A. Regular Meetings. Regular meetings of the commissioners shall be scheduled on a monthly basis at the Lewiston City Hall, 1134 'F' Street, Lewiston, Idaho, for the purpose of transacting such business as may come before the board at such meetings. The annual meeting will be the first meeting held at the beginning of each year. All regular meetings shall be set and conducted in compliance with the Idaho Open Meetings Law, as set forth in Idaho Code Title 74, Chapter 2, and as amended and recodified hereafter.

Section B. Special Meetings. A special meeting of the board of commissioners may be called at any time by the Chairperson or by any two commissioners by giving written notice to the Chairperson specifying the time, date, place and purpose of such meeting. Any special meeting shall be set and conducted in compliance with the Idaho Open Meetings Law, as set forth in Idaho Code Title 74, Chapter 2, and as amended and recodified hereafter. Upon receipt of such notice the Chairperson shall cause written notice of such time, date, place and purpose of such meeting to be given to each commissioner of the Agency as hereafter provided in this Article 4.

Section C. Notice of Special Meetings. Notice of special meetings of the Agency shall be made in compliance with the Idaho Open Meetings Law, as set forth in Idaho Code Title 74, Chapter 2, and as amended and recodified hereafter.

Section D. Waiver of Notice. Any commissioner may waive, in writing, any notice of a meeting required to be given by these Bylaws. The attendance of a commissioner at any meeting shall constitute waiver of notice of such meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting has not been lawfully called or convened.

Section E. Resolutions. Resolutions adopted by the Agency in connection with the exercise of any of its powers hereunder, or under the Act, shall be signed by the Chairperson and attested by the Vice-Chairperson, provided that the person who attests shall not be the same person as the person who signs.

Section F. Alternate. The designated Agency elected official members may, in their absence, appoint an alternate to represent them at the Agency meetings. Said alternate must meet the eligibility requirements described in Article 3, Section C of the member being represented and will participate as a voting member.

Section G. Quorum. A quorum for the transaction of business shall consist of a majority of four (4) members of the commission.

Section H. Participation in Meetings. URA Board members shall participate in Board meetings in compliance with the Idaho Open Meetings Law, as set forth in Idaho Code Title 74, Chapter 2, and as amended and recodified hereafter.

ARTICLE 5  
OFFICERS

Section A. Number and Qualifications. The officers of the Agency shall be a Chairperson and Vice-Chairperson. Such other officers as may be determined by the Agency from time to time to perform such duties as may be designated by the Agency.

Section B. Election and Term of Office. The Chairperson and Vice-Chairperson shall be elected annually by the Agency at the first regular annual meeting of the Agency. Each officer shall hold office until his successor shall have been elected. Any vacancy in any office shall be filled by the Agency by election for the unexpired portion of the term.

Section C. Chairperson. The Chairperson:

1. Shall be the principal executive officer of the Agency and, unless otherwise determined by the members of the Agency, shall preside at all meetings of the Agency.
2. May execute any resolutions adopted by the Agency and any documents, certificates, deeds, mortgages, deeds of trust, notes, bonds, contracts or other instruments authorized by the Agency.
3. Shall in general perform all duties incident to the office of the Chairperson and such other duties as may be prescribed by the Agency from time to time.

Section D. Vice-Chairperson.

1. In the absence of the Chairperson or, in the event of the Chairperson's inability or refusal to act, the Vice-Chairperson shall perform the duties of the Chairperson, and when acting shall have all the powers of and be subject to all of the restrictions of the Chairperson. The Vice-Chairperson shall also perform such other duties as from time to time may be prescribed by the Agency. In the event of either the Chairperson's or Vice-Chairperson's prolonged absence or inability to perform such duties, the Agency shall elect a *Pro Tem* Officer who shall assume and perform such duties until either the return or resumption of such duties by the elected Chairperson or Vice-Chairperson occurs or until the next annual election of officers, whichever occurs first.
2. Shall attest any resolutions adopted by the Agency and any documents, certificates, deeds, mortgages, deeds of trust, notes, bonds, contracts or other instruments authorized by the Agency to be attested, except in cases in which the attestation thereof shall be expressly delegated by the Agency, or by the Bylaws of the Agency, to some other officer or agent of the Agency, or shall be required by law to be otherwise made.

ARTICLE 6  
RULES OF ORDER

Section A. Agenda. The agenda of each regular and special meeting shall be established by the Chair of the Agency in consultation with Agency staff.

Section B. Conduct of the Meeting. The Chair shall be responsible for opening the meeting, confirming the agenda, entertaining discussion on each agenda item, accepting motions and seconds to authorize any action of the Agency to be taken in the meeting and adjourning the meeting.

Section C. Motions. The action to be taken by the Agency shall be confirmed by a vote on a motion to act or not act. The Chair is the arbiter of the course of the discussion and can determine that it is time to consider the motion before the Agency. Because of the statutory requirements of the Agency, roll call votes may be required, otherwise motions are to be voted on by voice vote.

ARTICLE 7  
FINANCIAL TRANSACTIONS

Section A. Contracts. Except as otherwise provided in these Bylaws, the Agency may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name and on behalf of the Agency, and such authority may be general or confined to specific instances.

Section B. Checks, Drafts, etc. All checks, drafts or other orders for payment of monies, and all notes, bonds, or other evidences of indebtedness issued in the name of the Agency shall be signed by such officer or officers, agent or agents, employee or employees of the Agency and in such manner as shall from time to time be determined by resolution of the Agency.

Section C. Deposits. All funds of the Agency may be deposited from time to time to the credit of the Agency in such banks or other financial institutions as the Agency may select.

Section D. Fiscal Year. The fiscal year of the Agency shall begin on the first day of October of each and every year and shall end on the last day of September of the following calendar year.

ARTICLE 8  
MISCELLANEOUS

Section A. Rules and Regulations. The Agency shall have the power to make and adopt such rules and regulations not inconsistent with law, or these Bylaws, as it may deem desirable for the management of the business and affairs of the Agency.

Section B. Accounting System and Reports. The Agency shall cause to be established and maintained, in accordance with generally accepted principles of accounting, an appropriate accounting system.

ARTICLE 9  
AMENDMENTS

These Bylaws may be altered, amended or repealed by the affirmative vote of a majority of the commissioners then in office, at any regular or special meeting, provided the notice of such meeting shall have contained a copy of the proposed alteration, amendment or repeal.

The foregoing Bylaws were adopted by motion of the board of commissioners on the 14th day of March, 2006, and amended by motion of the board of commissioners on April 11, 2023.

  
\_\_\_\_\_  
JoAnn Cole-Hansen, Chair

Attest:   
\_\_\_\_\_

**RESOLUTION NO. 2023-01**

A RESOLUTION OF THE CITY OF LEWISTON URBAN RENEWAL AGENCY ESTABLISHING PARTIES AUTHORIZED TO ENDORSE CHECKS AND DRAFTS FOR THE AGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, in accordance with Lewiston Urban Renewal Agency (hereinafter "Agency") Bylaws, Article 7 provides for the Agency to authorize agents to execute instruments and further provides for such authorized agents to sign checks, drafts, or other payments of monies, as established by Resolution of the Agency; and

WHEREAS, currently the Agency requires all checks, drafts, payment of monies, contracts and resolutions to be signed by the Agency Chairperson and Vice Chairperson; and


WHEREAS, in order for the Agency to continue business and process payments in a timely fashion, it is necessary to add additional parties as signatories on checks, drafts, or other payments of monies following prior approval of the Agency Board;

THEREFORE, SO BE IT RESOLVED:

All approved checks, drafts, payments of monies, contracts and resolutions shall be signed by two individuals: the Chairperson and the Director. In the Chairperson's absence; the Vice Chairperson shall sign and in the Director's absence, the Assistant Director shall sign.

DATED this 16 day of April 2023.

BOARD OF COMMISSIONERS:

By:  \_\_\_\_\_  
JoAnn Cole-Hansen, Chairperson

ATTEST:

 \_\_\_\_\_  
Sheila Bond Vice Chairperson

# December 09, 2025

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THE URBAN RENEWAL AGENCY BOARD OF THE CITY OF LEWISTON, IDAHO, met in a regular meeting Tuesday, December 09, 2025, at Lewiston City Hall. Chairperson Sheila Bond called the meeting to order at 12:00 p.m.

## I. CALL TO ORDER

*BOARD MEMBERS PRESENT:* Sheila Bond, Chairperson; Tim Switzer, Vice Chair; Jim Kleeburg; A.L. "Butch" Alford; Joe Anderson;

*BOARD MEMBERS EXCUSED:* None.

*STAFF MEMBERS PRESENT:* Katie Hollingshead, URA Director;

*OTHERS PRESENT:* Thad O'Sullivan, URA Legal Counsel (via Zoom); Luke Antonich, City Engineer; Joe Kaufman, Engineering Supervisor; Bill Maughan, Lewiston Orchards Irrigation District; Barney Metz, Lewiston Orchards Irrigation District,

## II. CITIZEN COMMENTS

None.

## III. ACTIVE AGENDA (ACTION ITEM)

### A. **Approval of Minutes, November 13, 2025 – Action Item**

Chair Bond asked the board if there were any questions. There were none. Board members Alford and Anderson moved and seconded, respectively, to approve. Motion carried 5-0.

### B. **Approval of Invoices – Action Item**

#### 1. **O' Sullivan Legal PLLC, Legal Services, November 2025, \$265.50**

Chair Bond asked if there were any questions. There were none. Board member Anderson and Vice Chair Switzer moved and seconded, respectively, to approve. Motion carried 5-0.

### C. **East Orchards Sewer Phase 3 construction project, Merrick contact amendment request, \$44,404.00 – Action Item**

Director Hollingshead introduced Joe Kaufman to provide a construction update and some explanation on why contract amendments were being requested. Mr. Kaufman provided a map and photos of the sewer construction to the board (attached to these minutes). Mr. Kaufman reviewed the map and construction completed to date. He then reviewed the photos of the work along 20<sup>th</sup> Street that reveals an unexpected material condition which resulted in collapses in the trenches, requiring additional work to complete these sections.

Board member Alford asked if the additional time needed to complete the work meant the work was more expensive.

Mr. Kaufman answered, yes, and that additional backfill material was needed to correctly shore up the road section.

Director Hollingshead asked Mr. Kaufman if he could explain to the board what the collapses and additional backfill material and work time meant for each of the contract amendment requests. Specifically, what Merrick has to provide and what M.L. Albrights has to provide when situations like this occur.

Mr. Kaufman reviewed for the board the additional engineering inspection time needed by Merrick to make sure that separation between the sewer line, water lines and gas lines was maintained and that structural fill was correctly placed in the sections where the collapses were occurring. M.L. Albright has to spend additional time to remove material each time a collapse occurs and then place additional material to recreate the road bed because of the larger area created each time a collapse occurs.

City Engineer, Luke Antonich, also added that the basalt rock in the area was tricky because there is no way of knowing how the basalt rock will react to being broken up and in this section of the road, the basalt rock was harder and it was more difficult to break it up into smaller pieces to remove from the trench.

Board member Alford asked Mr. Kaufman if he thought the proposed increases to dollar amount and number of days were reasonable.

Mr. Kaufman stated that yes, he felt they had come to a reasonable agreement on the increase in days and dollars for the project.

Chair Bond asked if the board had any additional questions and there were none. Vice Chair Switzer and Board member Anderson moved and seconded, respectively, to approve the contract amendment for Merrick in the amount of \$44,404.00. Motion carried 5-0.

**D. East Orchards Sewer Phase 3 construction project, M.L. Albrights change order request, \$48,924.85 – Action Item**

Chair Bond asked if the board had any additional questions for Mr. Kaufman, and there were none. Board members Alford and Anderson moved and seconded, respectively, to approve the contract amendment for M.L. Albright in the amount of \$48,924.85. Motion carried 5-0.

**E. Review of Financial Summary – Information Item**

**1. October 2025**

Director Hollingshead reviewed the October financial summary and reminded the board that there was still approximately \$1 million dollars outstanding in reimbursement to the city for the M.L. Albright contract for East Orchards Sewer phase 3 construction.

**IV. UNFINISHED AND NEW BUSINESS**

**A. Board Member Comments**

Board member Anderson let the board know that Port Commissioner Klemm was retiring and the Port would be conducting interviews in January for his replacement.

**B. Staff Comments**

Director Hollingshead stated that the next regular meeting is January 13 and asked if anyone was unable to attend. All board members stated they were available to attend.

Director Hollingshead stated that the board still has an at-large seat available and asked the board members to please share with their networks as the normal advertising and outreach have not been successful.

**V. ADJOURN (ACTION ITEM)**

There being no further business, Board members Switzer and Kleeburg moved and seconded, respectively, to adjourn. The motion carried 5-0 and the Urban Renewal Agency Board adjourned at approximately 12:30 p.m.

RESPECTFULLY SUBMITTED,

ATTEST:

\_\_\_\_\_  
KATIE HOLLINGSHEAD,  
RECORDING SECRETARY

\_\_\_\_\_  
URBAN RENEWAL AGENCY CHAIR

Approved this \_\_\_\_ day of \_\_\_\_\_, 2025

# O'Sullivan Legal PLLC

PO Box 8027  
3120 S Grand Blvd  
Spokane, 99203  
PHONE: 5094344547

## INVOICE

INVOICE NUMBER: 480  
INVOICE DATE: JANUARY 05, 2026

City of Lewiston URA  
215 D Street  
Lewiston, ID 83501

DATE	PROJECT	DESCRIPTION	HOURS	RATE	AMOUNT
DEC-09-25	General Legal	Prepare for and attend meeting	0.80	\$295.00	\$236.00
		Total amount of this invoice			\$236.00

### ACCOUNT INFORMATION

Prior account balance as of DEC-01-2025	\$265.50
Payment DEC-17-2025 - Check 1580	(\$265.50)
Invoice 480 JAN-05-2026	\$236.00
Current account balance	\$236.00

AMOUNT DUE: \$236.00



Invoice # 1062526

TO: Lewiston Urban Renewal Agency

FOR: East Orchards Sewer Ph III

Description	Amount
ML Albright & Company Pay Application 4 FY26 Expense  Revenue Acct: 09-220-000-43100	\$194,164.78
<b>TOTAL:</b>	<b>\$194,164.78</b>

Make all checks payable to City of Lewiston

Remit to:  
City of Lewiston  
Attn: Finance  
PO Box 617  
Lewiston, ID 83501

Payment is due within 30 days.  
If you have any questions concerning this invoice, contact Public Works, 208-746-1316,  
[publicworks@cityoflewiston.org](mailto:publicworks@cityoflewiston.org)

Ecopy: Claire Blewett, Finance

**Contractor's Application for Payment**

<b>Owner:</b> <u>City of Lewiston</u>	<b>Owner's Project No.:</b> <u>IFB-25-007 (WW061)</u>
<b>Engineer:</b> <u>Merrick &amp; Company</u>	<b>Engineer's Project No.:</b> <u>181.0270</u>
<b>Contractor:</b> <u>ML Albright &amp; Sons, Inc.</u>	<b>Contractor's Project No.:</b> <u>25023</u>
<b>Project:</b> <u>East Orchards Sewer - Phase III</u>	
<b>Contract:</b> <u>East Orchards Sewer- Phase III</u>	
<b>Application No.:</b> <u>4</u>	<b>Application Date:</b> <u>12/9/2025</u>
<b>Application Period:</b> From <u>10/10/2025</u> to <u>12/9/2025</u>	

1. Original Contract Price	\$	1,498,383.20
2. Net change by Change Orders	\$	102,562.18
3. Current Contract Price (Line 1 + Line 2)	\$	1,600,945.38
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	1,025,897.24
5. Retainage		
a. <u>5%</u> X <u>\$ 1,025,897.24</u> Work Completed	\$	51,294.86
b. <u>5%</u> X <u>\$ -</u> Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	51,294.86
6. Amount eligible to date (Line 4 - Line 5.c)	\$	974,602.38
7. Less previous payments (Line 6 from prior application)	\$	780,437.60
8. Amount due this application	\$	194,164.78
9. Balance to finish, including retainage (Line 3 - Line 4)	\$	575,048.14

**Contractor's Certification**

The undersigned Contractor certifies, to the best of its knowledge, the following:



(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

**Contractor:** Marvin Albright M.L. Albright & Sons, Inc.

**Signature:**  Digitally signed by Marvin Albright  
DN: cn=Marvin Albright, o=M.L. Albright & Sons, Inc., ou, email=marva@mlalbright.com, c=US  
Date: 2025.12.09 14:43:19 -0800 **Date:** 12/09/2025

<p><b>Recommended by Engineer</b></p> <p><b>By:</b> </p> <p><b>Title:</b> <u>Project Engineer</u></p> <p><b>Date:</b> <u>12/9/2025</u></p>	<p><b>Approved by Owner</b></p> <p><b>By:</b> </p> <p><b>Title:</b> <u>Public Works Director</u></p> <p><b>Date:</b> <u>12/16/25</u></p>
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*Reviewed Joe Kaufman*  
*Joe Kaufman 12/11/25*

**Progress Estimate - Unit Price Work**

**Owner:** City of Lewiston  
**Engineer:** Merrick & Company  
**Contractor:** M.L. Albright & Sons, Inc.  
**Project:** East Orchards Sewer - Phase III  
**Contract:** East Orchards Sewer - Phase III

**Contractor's Application for Payment**

**Owner's Project No.:** IFB-25-007 (WWW061)  
**Engineer's Project No.:** 181.L0270  
**Contractor's Project No.:** 25023

**Application No.:** 4      **Application Period:** From 10/10/25 to 12/09/25      **Application Date:** 12/09/25

A	B	C	D	E			G	H	I	J	K	L
				Contract Information								
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed (E X G) (\$)					
Original Contract												
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 2,500.00	\$ 2,500.00	0.10	\$ 250.00	\$ -	\$ -	\$ 250.00	10%	\$ 2,250.00
205.4.1.B.1	Dewatering	1.00	LS	\$ 6,750.00	\$ 6,750.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 6,750.00
302.4.1.A.1	Rock Excavation	519.00	CY	\$ 98.00	\$ 50,862.00	301.00	\$ 29,498.00	\$ -	\$ -	\$ 29,498.00	58%	\$ 21,364.00
303.4.1.C.1	Exploratory Excavation	6.00	EA	\$ 1,350.00	\$ 8,100.00	5.00	\$ 6,750.00	\$ -	\$ -	\$ 6,750.00	83%	\$ 1,350.00
306.4.1.C.1	Native Trench Backfill (See SP 306)	1,320.00	CY	\$ 9.00	\$ 11,880.00	876.00	\$ 7,884.00	\$ -	\$ -	\$ 7,884.00	66%	\$ 3,996.00
306.4.1.D.1	Import Trench Backfill (see SP 306)	2,809.00	TON	\$ 48.50	\$ 136,236.50	2,217.00	\$ 107,524.50	\$ -	\$ -	\$ 107,524.50	79%	\$ 28,712.00
307.4.1.G.1	Type "r" Surface Restoration (Asphalt Roadway)	1,522.00	SY	\$ 49.60	\$ 75,491.20	734.00	\$ 36,406.40	\$ -	\$ -	\$ 36,406.40	48%	\$ 39,084.80
501.4.1.B.1	Gravity Sewer Pipe 12" - SDR-35 PVC D-3034	1,350.00	LF	\$ 126.00	\$ 170,100.00	975.00	\$ 122,850.00	\$ -	\$ -	\$ 122,850.00	72%	\$ 47,250.00
501.4.1.C.1	CCTV Inspection - Size 12"	1,350.00	LF	\$ 4.00	\$ 5,400.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 5,400.00
502.4.1.A.1	Sanitary Sewer Manhole - Type A	4.00	EA	\$ 7,700.00	\$ 30,800.00	2.00	\$ 15,400.00	\$ -	\$ -	\$ 15,400.00	50%	\$ 15,400.00
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	490.00	LF	\$ 105.00	\$ 51,450.00	373.00	\$ 39,165.00	\$ -	\$ -	\$ 39,165.00	76%	\$ 12,285.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	16.00	EA	\$ 615.00	\$ 9,840.00	11.00	\$ 6,765.00	\$ -	\$ -	\$ 6,765.00	69%	\$ 3,075.00
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 4,500.00	\$ 4,500.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 4,500.00
706.4.1.B.1	Concrete Valley Gutter	6.00	LF	\$ 385.00	\$ 2,310.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,310.00
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 7,200.00	\$ 7,200.00	0.60	\$ 4,320.00	\$ -	\$ -	\$ 4,320.00	60%	\$ 2,880.00
1103.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 9,200.00	\$ 9,200.00	0.75	\$ 6,900.00	\$ -	\$ -	\$ 6,900.00	75%	\$ 2,300.00
2010.4.1.A.1	Mobilization	1.00	LS	\$ 76,000.00	\$ 76,000.00	1.00	\$ 76,000.00	\$ -	\$ -	\$ 76,000.00	100%	\$ -
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 250.00	\$ 250.00	0.75	\$ 187.50	\$ -	\$ -	\$ 187.50	75%	\$ 62.50
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 6,500.00	\$ 6,500.00	0.50	\$ 3,250.00	\$ -	\$ -	\$ 3,250.00	50%	\$ 3,250.00
SP 2001A	Construction Surveying	1.00	LS	\$ 1,400.00	\$ 1,400.00	0.50	\$ 700.00	\$ -	\$ -	\$ 700.00	50%	\$ 700.00
SP 501A	Connect to Existing Manhole With Relliner Bowl	1.00	EA	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	\$ -	\$ -	\$ 2,500.00	100%	\$ -
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 1,650.00	\$ 1,650.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 1,650.00
205.4.1.B.1	Dewatering	1.00	LS	\$ 4,500.00	\$ 4,500.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 4,500.00
302.4.1.A.1	Rock Excavation	209.00	CY	\$ 91.00	\$ 19,019.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 19,019.00
303.4.1.C.1	Exploratory Excavation	3.00	EA	\$ 1,800.00	\$ 5,400.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 5,400.00
306.4.1.C.1	Native Trench Backfill (See SP 306)	792.00	CY	\$ 9.00	\$ 7,128.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 7,128.00
306.4.1.D.1	Import Trench Backfill (see SP 306)	1,603.00	TON	\$ 48.50	\$ 77,745.50	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 77,745.50
307.4.1.G.1	Type "r" Surface Restoration (Asphalt Roadway)	750.00	SY	\$ 56.00	\$ 42,000.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 42,000.00
501.4.1.B.1	Gravity Sewer Pipe 12" - SDR-35 PVC D-3034	655.00	LF	\$ 167.00	\$ 109,385.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 109,385.00
501.4.1.C.1	CCTV Inspection - Size 12"	655.00	LF	\$ 4.00	\$ 2,620.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 2,620.00
502.4.1.A.1	Sanitary Sewer Manhole - Type A	2.00	EA	\$ 10,700.00	\$ 21,400.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 21,400.00
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	155.00	LF	\$ 108.00	\$ 16,740.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 16,740.00
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	5.00	EA	\$ 615.00	\$ 3,075.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 3,075.00
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 0.50	\$ 0.50	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 0.50
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 4,800.00	\$ 4,800.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 4,800.00
1103.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 7,100.00	\$ 7,100.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 7,100.00
2010.4.1.A.1	Mobilization	1.00	LS	\$ 61,000.00	\$ 61,000.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 61,000.00
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 200.00	\$ 200.00	-	\$ -	\$ -	\$ -	\$ -	0%	\$ 200.00

**Progress Estimate - Unit Price Work**

**Contractor's Application for Payment**

Owner:	City of Lewiston	Owner's Project No.:	IFB-25-007 (WWW061)
Engineer:	Merrick & Company	Engineer's Project No.:	181.0270
Contractor:	ML Albright & Sons, Inc.	Contractor's Project No.:	25023
Project:	East Orchards Sewer - Phase III		
Contract:	East Orchards Sewer- Phase III		

Bid Item No.	Description	Contract Information		F	G		I	J	K	L	
		C	D		E	H					% of Value of Item (J / F)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)		
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 2,100.00	\$ 2,100.00		\$ -	\$ -	\$ -	0% \$ 2,100.00	
SP 2001A	Construction Surveying	1.00	LS	\$ 1,000.00	\$ 1,000.00		\$ -	\$ -	\$ -	0% \$ 1,000.00	
201.4.1.C.1	Removal of Obstructions	1.00	LS	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	\$ -	\$ 1,500.00	100% \$ -	
205.4.1.B.1	Dewatering	1.00	LS	\$ 4,500.00	\$ 4,500.00		\$ -	\$ -	\$ -	0% \$ 4,500.00	
302.4.1.A.1	Rock Excavation	152.00	CY	\$ 100.00	\$ 15,200.00	244.39	\$ 24,439.00	\$ -	\$ 24,439.00	161% \$ (9,239.00)	
303.4.1.C.1	Exploratory Excavation	6.00	EA	\$ 1,350.00	\$ 8,100.00	4.00	\$ 5,400.00	\$ -	\$ 5,400.00	67% \$ 2,700.00	
305.4.1.D.1	Import Trench Backfill (see SP 306)	1,886.00	TON	\$ 50.00	\$ 94,300.00	2,463.16	\$ 123,158.00	\$ -	\$ 123,158.00	131% \$ (28,858.00)	
307.4.1.G.1	Type "P" Surface Restoration (Asphalt Roadway)	1,529.00	SY	\$ 47.00	\$ 71,863.00	1,528.30	\$ 71,830.10	\$ -	\$ 71,830.10	100% \$ 32.90	
501.4.1.B.1	Gravity Sewer Pipe 8" - SDR-35 PVC D-3034	1,268.00	LF	\$ 69.00	\$ 87,492.00	1,268.00	\$ 87,492.00	\$ -	\$ 87,492.00	100% \$ -	
501.4.1.C.1	CCTV Inspection - Size 8"	1,268.00	LF	\$ 4.00	\$ 5,072.00	939.40	\$ 3,757.60	\$ -	\$ 3,757.60	74% \$ 1,314.40	
502.4.1.A.1	Sanitary Sewer Manhole - Type A	4.00	EA	\$ 6,200.00	\$ 24,800.00	4.00	\$ 24,800.00	\$ -	\$ 24,800.00	100% \$ -	
504.4.1.A.1	Sewer Service Line- 4" SDR-35 PVC D-3034	390.00	LF	\$ 75.00	\$ 29,250.00	368.00	\$ 27,600.00	\$ -	\$ 27,600.00	94% \$ 1,650.00	
504.4.1.D.1	Sewer Service Connection to Main - Size 4"	11.00	EA	\$ 293.00	\$ 3,223.00	12.00	\$ 3,516.00	\$ -	\$ 3,516.00	109% \$ (293.00)	
512.4.1.A.1	Sewage Flow Bypass	1.00	LS	\$ 0.50	\$ 0.50		\$ -	\$ -	\$ -	0% \$ 0.50	
1001.4.1.A.1	Sediment Control	1.00	LS	\$ 4,800.00	\$ 4,800.00	1.00	\$ 4,800.00	\$ -	\$ 4,800.00	100% \$ -	
1103.4.1.A.1	Construction Traffic Control	1.00	LS	\$ 9,000.00	\$ 9,000.00	1.00	\$ 9,000.00	\$ -	\$ 9,000.00	100% \$ -	
2010.4.1.A.1	Mobilization	1.00	LS	\$ 48,500.00	\$ 48,500.00	1.00	\$ 48,500.00	\$ -	\$ 48,500.00	100% \$ -	
2010.4.1.B.1	Sanitary Facilities	1.00	LS	\$ 200.00	\$ 200.00	1.00	\$ 200.00	\$ -	\$ 200.00	100% \$ -	
2020.4.1.E.1	Reference and Reset Monuments	1.00	LS	\$ 4,200.00	\$ 4,200.00	1.00	\$ 4,200.00	\$ -	\$ 4,200.00	100% \$ -	
SP 2001A	Construction Surveying	1.00	LS	\$ 1,400.00	\$ 1,400.00	1.00	\$ 1,400.00	\$ -	\$ 1,400.00	100% \$ -	
SW1.1	Greille Avenue Stormwater Crossing	1.00	LS	\$ 15,050.00	\$ 15,050.00	1.00	\$ 15,050.00	\$ -	\$ 15,050.00	100% \$ -	
SW1.2	Greille Avenue Stormwater Crossing Import	300.00	TON	\$ 46.00	\$ 13,800.00	300.00	\$ 13,800.00	\$ -	\$ 13,800.00	100% \$ -	
<b>Original Contract Totals</b>					<b>\$ 1,498,383.20</b>		<b>\$ 936,793.10</b>	<b>\$ -</b>	<b>\$ 936,793.10</b>	<b>63%</b>	<b>\$ 561,590.10</b>

Application No.: 4 Application Period: From 10/10/25 to 12/09/25 Application Date: 12/09/25

**Progress Estimate - Unit Price Work**

**Contractor's Application for Payment**

Owner: City of Lewiston  
 Engineer: Merrick & Company  
 Contractor: ML Albright & Sons, Inc.  
 Project: East Orchards Sewer - Phase III  
 Contract: East Orchards Sewer - Phase III

Owner's Project No.: IFB-25-007 (WVW061)  
 Engineer's Project No.: 181.0270  
 Contractor's Project No.: 25023

Application No.: 4		Application Period: From 10/10/25 to 12/09/25		Application Date: 12/09/25										
A	B	C	D	E		F	G	H	I	J	K	L		
				Contract Information									Work Completed	
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Value of Work Completed to Date (E X G) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed (E X G) (\$)	Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)		
Change Orders														
CO1	Additional Days Utility Conflict	1.00	LS	-	-	-	-	-	-	-	-	-		
CO2	Sewer Service Sleeves	5.00	EA	465.27	2,326.35	3,722.16	8.00	3,722.16	-	3,722.16	160%	-		
CO3	Storm Drain Revisions	1.00	LS	11,182.98	11,182.98	11,182.98	1.00	11,182.98	-	11,182.98	100%	(1,395.81)		
CO4.1	Increase in Native Backfill Unit Price	2,112.00	CY	19.00	40,128.00	16,644.00	876.00	16,644.00	-	16,644.00	41%	23,484.00		
CO4.3	Drain Rock Trench Backfill	-	TON	41.50	-	47,310.00	1,140.00	47,310.00	-	47,310.00	-	(47,310.00)		
CO5.1	Quantity Adjustment	1.00	LS	48,924.85	48,924.85	-	-	-	-	-	-	-		
CO5.2	Additional Excavation	-	CY	15.00	-	10,245.00	683.00	10,245.00	-	10,245.00	-	-		
				Change Order Totals \$	107,562.18	\$	89,104.14	\$	-	\$	89,104.14	87%	\$	(25,221.81)
Original Contract and Change Orders														
				Project Totals \$	1,600,945.38	\$	1,025,897.24	\$	-	\$	1,025,897.24	64%	\$	536,368.29

**URBAN RENEWAL AGENCY**  
**FISCAL YEAR 2026**  
**SUMMARY OF ACTIVITY (as of 11/30/25)**

	DATE	East Main (#4)	East Orchards Sewer (#5)	Bryden (#6)	Downtown/Normal Hill (#7)	Total
<b>10/31/2025</b>		-	2,310,342.29	2,045,677.52	652,821.03	5,008,840.84
<b>RECEIPTS:</b>						
Monthly Urban Renewal Collections (Property Tax)	OCT'25-SEPT'26	-	2.18	-	764.37	766.55
Reimbursements	OCT'25-SEPT'26					-
City of Lewiston PW Reimbursement						-
Twin River Bank Interest Earned	OCT'25-SEPT'26		701.37	699.09	427.28	1,827.74
State Investment Interest Earned	OCT'25-SEPT'26		4,534.95	13,002.05	3,606.43	21,143.43
<b>EXPENDITURES:</b>						
1575 - Pmt to O'Sullivan Legal PLLC	OCT'25		(236.00)	(236.00)	(236.00)	(708.00)
1576 - Pmt to Redevelopment Association	OCT'25		(866.67)	(866.67)	(866.66)	(2,600.00)
Transfer From STP to TRNB for Check 1577 Pmt	OCT'25		500,000.00			500,000.00
1577 - Pmt to City of Lewiston	OCT'25		(523,411.66)			(523,411.66)
1578 - Pmt to City of Lewiston	NOV'25		(55,600.00)			(55,600.00)
1579 - Pmt to O'Sullivan Legal PLLC	NOV'25		(206.50)	(206.50)	(206.50)	(619.50)
						-
						-
						-
<b>BALANCE</b>		-	2,235,259.84	2,058,069.39	656,309.82	4,949,639.05
<b>Restricted &amp; Reserved Funds</b>						
#5 Debt Service Reserve Primary - Banner <sup>1</sup>			(228,518.63)			(228,518.63)
#5 Debt Service Reserve Secondary - Banner <sup>1</sup>			(400,000.00)			(400,000.00)
#5 Capitalized Interest - Banner			-			-
<b>AVAILABLE FUNDS</b>		-	1,606,741.21	2,058,069.39	656,309.82	4,321,120.42
		-	1,735,259.96	2,058,069.49	656,309.95	4,449,639.40
		-	226,346.71	254,952.76	156,174.79	637,474.26
		-	251,490.10		-	251,490.10
		-	628,518.63		-	628,518.63
		-	628,904.52	1,803,116.73	500,135.16	2,932,156.41
		-	1,735,259.96	2,058,069.49	656,309.95	4,449,639.40

<sup>1</sup>URA is committed to reimbursing the City \$552,787.59 upon the debt service reserve being released by the bank.

